

Civic Center Project



Newport Beach City Hall Groundbreaking Ceremony
Newport Beach, California

Bohlin Cywinski Jackson | PWP Landscape Architecture
May 11, 2010

Where we've been
and where we're going

February 22, 2011 City Council Meeting

Construction Manager at Risk

- Basic Services / General Conditions
 - Fixed costs
 - Managing public bid & award
 - Construction administration, coordination, observation
- Guaranteed Maximum Price = GMP
 - Responsible for delivering work & construction
 - Costs exceeding GMP borne by C.W. Driver
 - Savings shared by City (75%) & C.W. Driver (25%)

Construction Manager at Risk

	Amount
CM@R	
General Conditions / Basic Services (all phases)	\$7,169,255
GMP #1	
Mass Excavation & Shoring Construction (excludes contingency)	6,130,009
Direct Expenses	263,383
Construction Management Fee (3.25%)	452,646
Subtotal GMP #1	\$6,846,038

Construction Manager at Risk

	Amount
GMP #2	
Parking Structure Design Assist / Build (excludes contingency)	\$6,721,558
Direct Expenses	137,757
Construction Management Fee (3.25%)	231,460
GMP #2, Subtotal	\$7,090,775

Running Tabulation	Totals
General Conditions	\$7,169,255
GMP #1	\$6,846,038

Construction Manager at Risk

	Amount
GMP #3	
City Hall Office Building, Central Library Exp & Parks (excludes contingency, includes allowances)	\$76,794,081
Credit for GMP#1 & 2 (parking structure open design & wall delete)	-373,000
Direct Expenses, OCIP Insurance (0.71%) & Bond (0.65%)	1,090,922
Construction Management Fee (3.25%)	2,558,559
GMP #3, Subtotal	\$80,070,562

Running Tabulation	Totals
General Conditions	\$7,169,255
GMP#1	\$6,846,038
GMP#2	\$7,090,775

Construction Manager at Risk

	Amount
GMP Contingencies (unforeseen costs)	
GMP #1 (8%)	\$490,401
GMP #2 (5%)	336,078
GMP #3 (3%)	2,303,822
Total GMP Contingency	\$3,130,301

Running Tabulation	Totals
General Conditions	\$7,169,255
GMP #1	\$6,846,038
GMP #2	\$7,090,775
GMP #3	\$80,070,562

Construction Manager at Risk

	Amount
Remaining Items (estimated)	
Signage & Wayfinding	\$400,000
Additional Site Electrical – SCE	200,000
Estimated Total	\$600,000

Running Tabulation	Totals
General Conditions	\$7,169,255
GMP #1	\$6,846,038
GMP #2	\$7,090,775
GMP #3	\$80,070,562
GMP Contingencies	\$3,130,301

Construction Manager at Risk

	Totals
General Conditions	\$7,169,255
GMP #1	\$6,846,038
GMP #2	\$7,090,775
GMP #3	\$80,070,562
GMP Contingencies	\$3,130,301
Estimated Remaining Items	\$600,000
Total CM@R	\$104,906,931

Project Contingencies

- Construction Contingencies (GMP Phases 1-3)
 - Unforeseen changes during actual construction
 - If saved, split between City (75%) & CWD (25%)
- Owner's Contingencies (GMP Phases 1-3)
 - \$2,623,000
 - City can use for adding elements to project
 - If saved, City receives 100%

Project Contingencies

Phase	Amount	City	CWD
GMP#1			
Construction (75/25 split)	\$490,401	\$367,800	\$122,601
Owner's (100%)	673,000	673,000	0
GMP#2			
Construction (75/25 split)	336,078	252,058	84,020
Owner's (100%)	350,000	350,000	0
GMP#3			
Construction (75/25 split)	2,303,822	1,727,866	575,956
Owner's (100%)	1,600,000	1,600,000	0
Total	\$5,753,301	\$4,970,724	\$782,577*

*CWD only receives \$186,982 in additional management fees if all contingencies are spent

Estimated Costs by Phase

Area	Sq. Ft.	Est. Costs/Sq.Ft.	Est. Value
City Hall	90,219 s.f.	\$490.48	\$44,251,042
Community Room	7,177 s.f.	534.78	3,818,138
Council Chambers	5,816 s.f.	871.88	5,070,863
Library Expansion	17,272 s.f.	596.39	10,300,799
Park & Site Improvements	618,078 s.f.	31.15	19,286,544
Parking Structure	450 spaces	15,760/space	7,090,775



Design & Project Managements Costs

	Timeline/Status	Projected Costs	Optimistic Costs
Design Competition (5 firms @ \$50,000)	June-Dec 2008	\$250,000	\$250,000
Environmental Documentation			
Environmental Impact Report	Jan 2009-Cert. Nov 2009	465,000	465,000
Native American Monitoring	Apr 2010-ongoing	31,700	31,700
Envr. Mitigation Monitoring	Apr 2010-ongoing	125,000	125,000
Subtotal Environmental		621,700	621,700
Total Design Comp & Environmental Costs		\$871,700	\$871,700

Design & Project Managements Costs

Design	Timeline/Status	Projected Costs	Optimistic Costs	
Pre-Design–Concept Refinement	Jan-Apr 2009	\$647,675	\$647,675	
Schematic Design/Design Develop	Apr 2009-Apr 2010	4,998,677	4,998,677	
Construction Documents	Apr 2010-Nov 2010	4,963,889	4,963,889	
Construction Support	Nov 2010-ongoing	4,035,112	3,752,654	2
Geotechnical Design	Apr 2009-Apr 2010	250,911	250,911	
Total Design Costs		\$14,896,264	\$14,613,806	

Running Tabulation	Projected	Optimistic
Design Comp/Environmental	\$871,700	\$871,700

2-Assumes 7% savings in time & material contracts

Design & Project Managements Costs

Project Management Design Team	Timeline/Status	Projected Costs	Optimistic Costs	
Pre-Design	Jan-Apr 2009	\$233,660	\$233,660	
Schematic Design/Design Develop	Apr 2009-Apr 2010	647,018	647,018	
Construction Documents	Apr 2010-Nov 2010	1,729,450	1,729,450	
Construction Support	Nov 2010-ongoing	576,483	536,129	2
Total Project Management Costs		\$3,186,611	\$3,146,257	

Running Tabulation	Projected	Optimistic
Design Comp/Environmental	\$871,700	\$871,700
Design Costs	14,896,264	14,613,806

2-Assumes 7% savings in time & material contracts

Design & Project Management Costs

	Projected Costs	Optimistic Costs
Design Comp/Environmental	\$871,700	\$871,700
Design Costs	14,896,264	14,613,806
Project Management Costs	3,186,611	3,146,257
Total Design Costs	\$18,954,575	\$18,631,763

Construction Costs

Construction	Timeline/Status	Projected Costs	Optimistic Costs	
Basic Services/General Conditions	Apr 2010-Dec 2012	\$7,169,255	\$7,169,255	
Direct Expenses	Apr 2010-Dec 2012	1,492,062	1,492,062	
Construction Mgmt Fee (@3.25%)	Apr 2010-Dec 2012	3,242,665	3,242,665	
GMP#1-Excavation/Shoring Wall	Apr 2010-Mar 2011	6,620,410	6,252,610	1
GMP#2-Design Assist/Parking Structure	Oct 2010-Nov 2011	7,057,636	6,805,578	1
GMP#3-City Hall/Library/Parks	Mar 2011-Dec 2012	78,724,903	76,997,037	1
Signing / Wayfinding	TBD-Est. Fall 2011	400,000	400,000	
Additional Site Electrical-SCE	Mar 2011	200,000	200,000	
Remaining Value Engineering (VE)	TBD-Est. Mar/Apr 2011	0	(1,300,000)	4
Total Construction Costs		\$104,906,931	\$101,259,207	

1-assumes 75% GMP contingency returned to City

4-about \$2,900,000 in remaining VE under consideration

Construction Services

Construction Services	Timeline/Status	Projected Costs	Optimistic Costs	
Geotechnical Support	Apr 2010-Dec 2010	\$326,563	\$303,704	2
LEED Commissioning	Dec 2010-Dec 2012	151,000	151,000	
Materials Testing/Deputy Insp	Dec 2010-Dec 2012	865,498	804,913	2
OCIP	Feb 2011-Dec 2012	3,008,780	1,946,091	3
Building Permit Plan Check	Oct 2010-Dec 2010	125,000	116,250	2
Insp/Const Review Services	Feb 2011-Dec 2012	1,090,840	1,014,481	2
Total Construction Services Costs		\$5,567,681	\$4,336,439	

Running Tabulation	Projected	Optimistic
Construction Costs	\$104,906,931	\$101,259,207

2-Assumes 7% savings in time & material contracts

3-Savings of \$1,062,689 if no claims filed

FF&E

FF&E	Timeline/Status	Projected Costs	Optimistic Costs
Fixtures, Furnishings & Equipment	Early to Mid 2012	\$2,000,000	\$2,000,000
Total FF&E Costs		\$2,000,000	\$2,000,000

Running Tabulation	Projected	Optimistic
Construction Costs	\$104,906,931	\$101,259,207
Construction Services	5,567,681	4,336,439

Other Items & Alternatives

	Timeline/Status	Projected Costs	Optimistic Costs
Owner's Contingency-All Phases		\$2,623,000	\$0
Civic Center Technology Grant	In Hand	(1,300,000)	(1,300,000)
Alternatives			
#1-San Miguel Ped Overcrossing	TBD	2,000,000	0
#2-Photovoltaic (PV) Panels	TBD	750,000	0
Total Other & Alternatives Costs		\$4,073,000	(\$1,300,000)

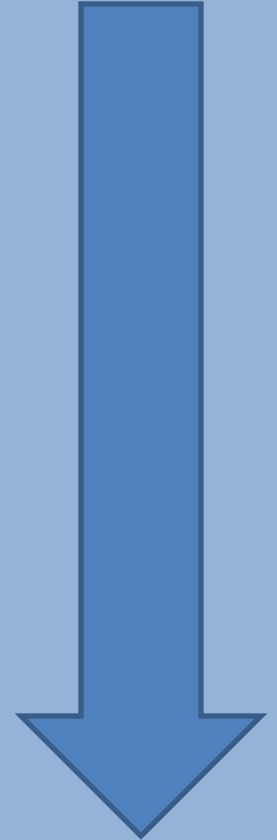
Running Tabulation	Projected	Optimistic
Construction Costs	\$104,906,931	\$101,259,207
Construction Services	5,567,681	4,336,439
FF&E	2,000,000	2,000,000

Total Cost “All-In w/Alternatives”

	Projected Costs	Optimistic Costs
Design Competition	\$250,000	\$250,000
Environmental Documentation	621,700	621,700
Design	14,896,264	14,613,806
Project Management	3,186,611	3,146,257
Construction Costs	104,906,931	101,259,207
Construction Services	5,567,681	4,336,439
FF&E	2,000,000	2,000,000
Total Cost “All-In”	131,429,187	126,227,409
Other Items & Alternatives	\$4,073,000	(1,300,000)
Total “All In w/Alternatives”	\$135,502,187	\$124,927,409

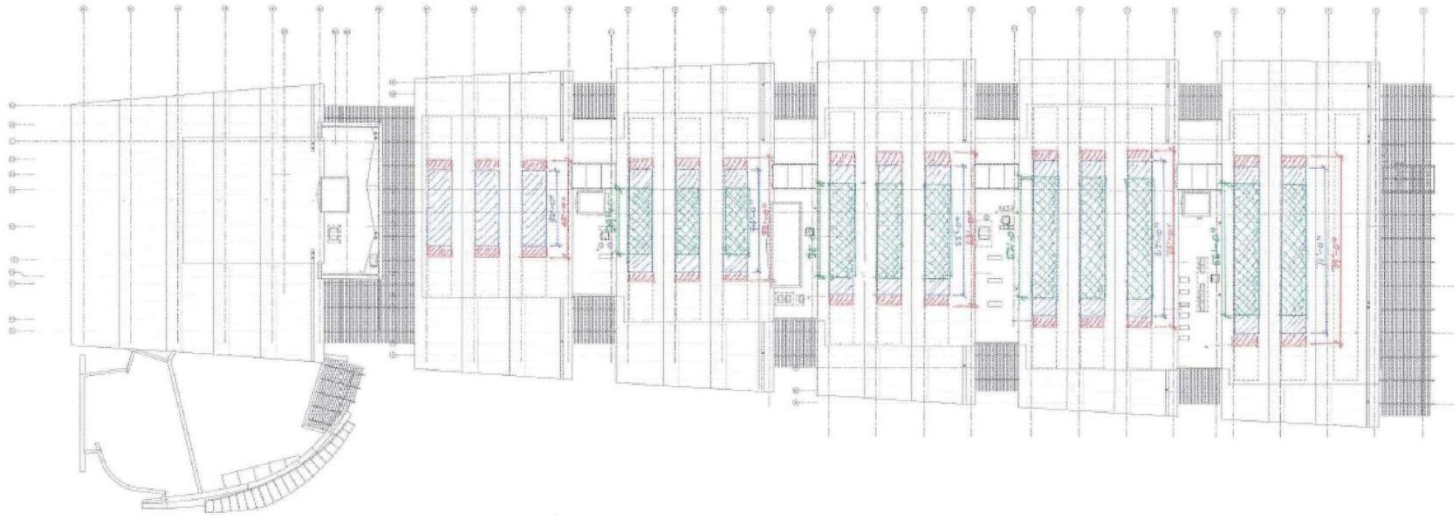
All-In with Alternates	\$135,502,187
Pedestrian Bridge	(2,000,000)
Photovoltaics	(750,000)
All-In no Alternates	132,752,187
Owner's Contingency Unused	(2,623,000)
Construction Contingency Unused	(2,350,000)
Additional Value Engineering	(1,300,000)
7% Savings in Special Services CS Phase	(491,365)
Safe Jobsite-OCIP Return	(1,062,000)
Cable Grant for Civic Center Technology	(1,300,000)
All-in Net to General Fund	123,625,822
Target Carry-Forward Number	\$124,000,000

Start Here



End Here

Proposed System



- System area ~8800 sf (out of direct view)
- 125 kW
- Black monocrystalline panels



Estimated PV Benefits

- **Annual electricity savings: \$29,000**
- **Payback: 18 years**
- **Accumulated cashflow at 30 years: \$460,000 (total savings minus initial cost)**
- **+ 6 LEED Points - should secure Gold rating**
- **Recognizable, emblematic green feature**
- **Real time output & savings can be displayed on dashboard for public viewing**

PV Financial Analysis

